

39-0-26 DV
37-1264
BK 3355 PG 137

WARRANTY DEED

010001

FSD Associates, Inc., of Waterville, Kennebec County, Maine, for consideration paid, grants to The Lahr Trust of FLORIDA with warranty covenants, the land in Waterville, Kennebec County, State of Maine, described as follows:

TRANSFER
TAX
PAID

The unit known and designated as Unit #33 in **Ridgewood Commons Condominium**, located in Waterville, Kennebec County, Maine, as shown on the Condominium Plats by A.E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums, Phase II", in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the **Ridgewood Commons Condominium Declaration** under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320, together with the following Amendments, which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986, and recorded in the Kennebec County Registry in Book 2996, Page 275;
- Amendment to Declaration dated September 4, 1986, and recorded in the Kennebec Registry in Book 3018, Page 195; and
- Amendment to Declaration dated October 14, 1987, and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

IN WITNESS WHEREOF, it, the said FSD ASSOCIATES, INC., has caused this instrument to be sealed and signed in its Corporate name by Robert Nardi, President, thereunto duly authorized, this 27th day of May, 1988.

[Signature]

FSD ASSOCIATES, INC.

[Signature: Robert Nardi]
BY: ROBERT NARDI, PRESIDENT

SEAL

State of Maine, County of Kennebec, ss

MAY 27, 1988

Then personally appeared the above named ROBERT NARDI, President of FSD ASSOCIATES, INC., as aforesaid, and acknowledged he foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

[Signature]

NOTARY PUBLIC

Guero Wheeler
My Commission Expires
3/24/92

Print Name

Notary Public

Commission Expires: _____

RECEIVED KENNEBEC SS.

1988 MAY 31 AM 9:00

ATTEST: *[Signature]*
REGISTER OF DEEDS

SEAL